



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: JANUARY 9, 2006

ITEM NUMBER: **VI.2**

SUBJECT: PLANNING APPLICATION PA-03-42 (TIME EXTENSION)
2013 THRU 2029 ANAHEIM AVENUE

DATE: DECEMBER 29, 2005

FOR FURTHER INFORMATION CONTACT: MEL LEE, AICP SENIOR PLANNER (714) 754-5611

PROJECT DESCRIPTION


The applicant is requesting approval of a one-year extension of time for a design review to construct a 26-unit residential townhouse project with a minor modification to reduce the front landscape setback.

APPLICANT

The applicant and developer is ABCO Realty Investments, Inc.

RECOMMENDATION

Approve by adoption of Planning Commission resolution, subject to conditions.



MEL LEE, AICP
Senior Planner



MICHAEL ROBINSON, AICP
Asst. Development Services Director

BACKGROUND

On November 22, 2004, Planning Commission approved a design review and variance for the proposed 26-unit residential project. Because the developer is unable to obtain permits before the expiration of the project's approval, the developer is requesting a time extension. A letter from the developer requesting the extension is attached to this report for reference. The approval of the vesting tentative tract map for the subdivision of the project (T-16821) was approved by the Commission on September 12, 2005 and is valid until September 12, 2007.

ANALYSIS

Code allows the Commission to extend the approval of a planning application for successive one-year periods upon showing a good cause by the applicant.

There have been no changes in the city codes that affect the project as originally approved. All previously approved conditions of approval remain in effect for this project. Copies of the conditions of approval and original staff report for PA-03-42 are attached to this report.

ALTERNATIVES

If the time extension were not approved, it would prevent the project from being constructed.

CONCLUSION

The developer has been working diligently to complete the project, which will provide additional homeownership opportunities in the city. Therefore, staff recommends that the time extension be granted.

Attachments: Draft Planning Commission Resolution
 Exhibit "A" - Draft findings
 Exhibit "B" - Conditions of Approval
 Applicant's Time Extension Request
 Staff Report for PA-03-42
 Location Map
 Plans/Photos

cc: Deputy City Manager - Dev. Svs. Director
 Sr. Deputy City Attorney
 City Engineer
 Fire Protection Analyst
 Staff (4)
 File (2)

Al Mozayeni
ABCO Realty & Investments, Inc.
18552 MacArthur Boulevard, Suite 102
Irvine, CA 92612

File: 010906PA0342TimeExt	Date: 122905	Time: 8:15 a.m.
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RESOLUTION NO. PC-06-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA APPROVING A ONE-YEAR
EXTENSION OF TIME FOR PLANNING APPLICATION PA-
03-42**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY
RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by ABCO Realty and Investments, Inc., with respect to the real property located at 2013 through 2029 Anaheim Avenue, requesting approval of an extension of time for a design review to construct a 26-unit residential townhouse project, and a minor modification to reduce the front landscape setback (20 feet allowed; 16 feet proposed); and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on January 9, 2006.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A," and subject to the conditions of approval contained within Exhibit "B," the Planning Commission hereby **APPROVES** the extension of time to November 22, 2006 for Planning Application PA-03-42 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the Staff Report for PA-03-42 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B". Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

PASSED AND ADOPTED this 9th day of January, 2006.

Bill Perkins, Chair
Costa Mesa Planning Commission

[illegible]

I, R. Michael Robinson, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on January 9, 2006, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Secretary, Costa Mesa
Planning Commission

EXHIBIT "A"**FINDINGS**

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:
1. The proposed development is compatible and harmonious with uses within the general neighborhood with regard to the City's Residential Design Guidelines. Specifically, the revised project creates a 7 to 8 foot basement level where the garages are below the grade of the street level and surrounding properties. Because below-grade basements are not considered a story under code, it allows the upper levels to be 2 stories and 27 feet in height from the grade of the street and surrounding properties as required by Code.
 2. Safety and compatibility of the design of the buildings, parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
- B. The information presented complies with Costa Mesa Municipal Code Section 13-29(g)(14) with regard to the design review in that the project meets the purpose and intent of the Residential Design Guidelines. Specifically, although the units exceed the 80 percent second floor to first floor ratio recommended in the City's Residential Design Guidelines (the second and third floor are 100 percent of the first floor, the buildings provide articulation through the staggering of the wall planes for the individual units, as well as the architectural detailing. The project provides greater setbacks from the side and rear property lines than required by code. The greater setbacks of the buildings, coupled with the reduced height of the overall project, will not create a massive building appearance from the street and surrounding properties and will not be too large or out of scale with the prevailing character of the surrounding neighborhood, which is predominantly older residences with a combination of single-story and two-story structures.
- C. The information presented does comply with Costa Mesa Municipal Code Section 13-29(g)(6) with regard to the minor modification because the encroachment will be for an open patio and will not be materially detrimental to the health, safety, and general welfare of persons residing within the immediate vicinity of the project or to property and improvements within the neighborhood. The improvement enhances the architecture and design of the existing and anticipated development in the vicinity. Specifically, the remaining 16-foot front setback will incorporate a raised landscape planter and the main buildings meet or exceed the 20-foot building setback as measured from property line.
- D. Based on a written determination by the Sanitary District, on-site trash collection service can be provided for each individual dwelling unit and an exception from the requirement to provide a residential trash enclosure may be granted in accordance with Costa Mesa Municipal Code Section 13-73(a)(1).

- E. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA.
- F. The project, as conditioned, is consistent with Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code in that the development project's traffic impacts will be mitigated by the payment of traffic impact fees.
- G. Fire hydrant availability is inadequate, spacing between hydrants being one percent deficient from standards appropriate for the development. Hydrant inadequacy is an existing deficiency, and although this development will add to the problem, it will not worsen it, because an on-site fire hydrant will be provided for this project.

EXHIBIT "B"

CONDITIONS OF APPROVAL

- Plng.
1. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc, shall be blueprinted on the site plan and on all floor plans in the working drawings.
 2. Prior to issuance of building permits, applicant shall contact the U.S. Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.
 3. Street addresses shall be displayed on the front of each unit and on a complex identification sign visible from the street. Street address numerals shall be a minimum 6 inches in height with not less than ½-inch stroke and shall contrast sharply with the background.
 4. The subject property's ultimate finished grade level may not be filled/raised unless necessary to provide proper drainage, and in no case shall it be raised in excess of 30 inches above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable on-site stormwater flow to Anaheim Avenue, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public stormwater facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties.
 5. To avoid an alley-like appearance, the driveway shall be developed without a center concrete swale. Design shall be approved by the Planning Division.
 6. The site plan submitted with initial working drawings shall contain a notation specifying whether the project is a one-lot condominium or whether each unit will be situated on a separate parcel.
 7. The applicant shall contact Comcast (cable television) at 200 Paularino, Costa Mesa, (888.255.5789) prior to issuance of building permits to arrange for pre-wiring for future cable communication service.
 8. The conditions of approval, ordinance and code provisions of PA-03-42 shall be blueprinted on the face of the site plan.
 9. The applicant shall contact the Planning Division to arrange Planning inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
 10. Block walls shall be provided on the perimeter of the site. New block

walls shall be decorative block, subject to approval by the Planning Division. The wall(s) shall have a finished quality on both sides. Where walls on adjacent properties already exist, the applicant shall work with the adjacent property owner(s) to prevent side-by-side walls with gaps in between them. Block walls visible from the street shall be decorative block, subject to approval by the Planning Division.

11. Building elevations visible from Anaheim Avenue shall have enhanced architectural details and window treatments under the direction of Planning staff.
12. No exterior roof access ladders, roof drain scuppers, or roof drain downspouts shall be permitted.
13. Cornices and other architectural elements shall be wrapped around to the side and rear of building facades.
14. If an outdoor play area is provided within the common area, the design and type of equipment shall comply with the applicable City standards for outdoor play areas for private residential properties, and shall also be subject to approval by the Planning Division.
15. Demolition permits for existing structures shall be obtained and all work and inspections completed prior to final building inspections. Applicant is notified that written notice to the Air Quality Management District may be required ten (10) days prior to demolition.
16. If any archaeological objects are encountered during construction, the contractor shall stop work immediately and notify the City.
17. Existing mature vegetation shall be retained wherever possible. Should it be necessary to remove existing vegetation, the applicant shall submit a written request and justification to the Planning Division. A report from a California licensed arborist may be required as part of the justification. Replacement trees shall be of a size consistent with trees to be removed, and shall be replaced on a 1-to-1 basis. This condition shall be completed under the direction of the Planning Division.
18. Show method of screening for all ground-mounted equipment (backflow prevention devices, Fire Department connections, electrical transformers, etc.). Ground-mounted equipment shall not be located in any landscaped setback visible from the street, except when required by applicable uniform codes, and shall be screened from view, under the direction of Planning Staff.
19. Construction, grading, materials delivery, equipment operation or other noise-generating activity shall be limited to between the hours of 7 a.m. and 8 p.m., Monday through Friday, and between the hours of 8 a.m. and 6 p.m. on Saturday. Construction is prohibited on Sundays and Federal holidays. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting and other quiet interior work.
20. Garages shall be solely utilized for the parking of vehicles. Storage of items within the garages shall not be permitted. The property manager and/or homeowner's association shall be responsible for the enforcement

- of the above requirements.
21. Garages for individuals units shall be equipped with automatic garage door openers.
 22. Non-deciduous canopy trees shall be planted throughout the perimeter of the project site in sufficient number as to buffer and screen the development from the adjacent residential properties. Tree species and number shall be reviewed by the Planning Division and indicated on the landscape plans submitted to the Planning Division for plan check.
 23. Final tract map shall be approved and recorded prior to issuance of building permits.
 - Trans. 24. Vehicle entry gates shall be set back a minimum of 20 feet from property line. Swinging gates shall fully open inward and accommodate two-way traffic flow. Pavement markings shall be provided behind swinging gates showing a clear area required for gate to safely open without interference from vehicular traffic.
 - Eng. 25. Maintain the public right-of-way in a "wet-down" condition to prevent excessive dust and promptly remove any spillage from the public right-of-way by sweeping or sprinkling.
 - Police 26. A list of security recommendations has been provided by the Police Department for the applicant's consideration.
 - Plng. 27. All residential units shall be "for sale" units. The site shall not be
Comm. developed for apartments or other non owner-occupied units.



ABCO REALTY & INVESTMENTS, INC.

18552 MacArthur Blvd. • Suite 102 • Irvine, CA 92612 • (949) 833-8917 • FAX (949) 833-8927

November 21, 2005

Mel Lee
City of Costa Mesa – Planning
77 Fair Drive
Costa Mesa, CA 92628

Re: 2013-2029 Anaheim Ave.

Dear Mel:

We would like to request an extension for the planning approval. We have been working on our construction documents, but there are certain aspects of the project that we may need to redesign to improve the project from the future homebuyers, the city's and the builder's standpoints. There are also changes that may need to be made to reduce the future homeowners association's liability. Lastly, certain aspects of the project may need to be redesigned because they are not economically viable the way that they are currently designed. If changes are made, they will be presented to you and if necessary, the project will be resubmitted for Planning Commission approval. Thank you for your time and help.

Sincerely,

Al Mozayeni



PLANNING COMMISSION AGENDA REPORT

III.2.

MEETING DATE: NOVEMBER 22, 2004

ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-03-42
2013 THRU 2029 ANAHEIM AVENUE

DATE: NOVEMBER 9, 2004

FOR FURTHER INFORMATION CONTACT: MEL LEE, ASSOCIATE PLANNER
(714) 754-5611

DESCRIPTION

The applicant is requesting approval of a design review to construct a 26-unit residential townhouse project with a variance from building height (27 feet allowed, 31 feet proposed), and a minor modification to reduce the front landscape setback (20 feet allowed; 16 feet proposed).

APPLICANT

The applicant is John Garrison, representing the owner of the property, ABCO Realty Investments, Inc.

RECOMMENDATION

Approve by adoption of Planning Commission resolution, subject to conditions.

A handwritten signature of Mel Lee in black ink.

MEL LEE
Associate Planner

A handwritten signature of R. Michael Robinson in black ink.

R. MICHAEL ROBINSON
Asst. Development Services Director

BACKGROUND

On May 24, 2004, Planning Commission considered the proposed project, a 26-unit attached residential town home development, that included variances from building height (2 stories, 27 feet permitted; 3 stories, 36 feet proposed), chimney height (29 feet allowed; 42 feet proposed), and off-street parking (84 spaces required; 58 spaces proposed) with a minor conditional use permit to allow up to 6 compact parking stalls and a minor modification to reduce the front landscape setback (20 feet allowed; 16 feet proposed). Staff recommended denial of the project because the findings for the variances could not be made. The applicant requested that the item be continued to allow time to revise the plans, and was eventually pulled from the agenda. The applicant has revised the proposed development, which is discussed below.

ANALYSIS

Project Description:

The revised project is similar in concept to the originally proposed project, i.e., an attached town home development with units clustered in several buildings. Two of the buildings front on Anaheim Avenue, the remaining buildings are oriented towards the center and rear of the site. The units consist of three floor plan types: Plan 1 is a two bedroom unit, 1,259 square feet in area; Plan 2 is also a two bedroom unit, 1,265 square feet in area; Plan 3 is a three bedroom unit 1,867 square feet in area.

The architecture is a Mediterranean design with parapet roof cornice caps, decorative windows with balcony and shutter treatments, and stucco wall surfaces. A centrally located recreation area with a pool and spa is proposed. The applicant intends for the project to be ownership units, although a subdivision map is not part of this application. Staff's major concerns with the project, as originally proposed, was with regard to the variances for building height and parking, which are discussed in detail below.

Building Height:

The original project was proposed as 3-story units, with the garages at the ground level, the living room, dining room, and kitchen at the second level, and the bedrooms at the third level. The overall height of the buildings for the original project ranged from 31 feet to the roof parapet to 36 feet to the peak of the sloped roofs, and chimneys that were 42 feet in height. The revised project creates a 7 to 8 foot basement level where the garages are below the grade of the street level and surrounding properties. Because below-grade basements are not considered a story under code, it allows the upper levels to be 2 stories and 27 feet in height from the grade of the street and surrounding properties as required by Code.

With regard to the variance from building height, the applicant originally proposed sloped roofs at the end of the buildings to provide greater architectural interest to the elevations. The sloped roof would have resulted in a building height in excess of the 27 feet allowed under code (31 feet was proposed). The applicant has since decided to eliminate the sloped roofs from the building elevations; as a result, a variance is no

persons residing within the immediate vicinity of the project or to property and improvements within the neighborhood. As indicated earlier, the remaining 16-foot front setback will incorporate a raised landscape planter and the main buildings meet or exceed the 20-foot building setback as measured from property line.

Other Issues:

Code requires residential projects of five or more units to provide a trash enclosure unless the Planning Commission grants an exception. The exception is based on a written determination by the Sanitary District that on-site trash collection service can be provided. The project has been reviewed by the Sanitary District, which determined that on-site trash collection service via two centrally-located trash collection areas could be provided.

The project was presented at the Westside Revitalization Oversight Committee (WROC) meeting on February 10, 2004 to obtain feedback from the committee members on the concept of the project (WROC does not have the ability to approve or deny the project). While they were generally supportive of the concept as well as the need for ownership housing on the City's Westside, they were concerned with the tandem parking and the overall height compared to the structures on the surrounding properties, which has since been rectified by the applicant.

Environmental Determination:

The project is exempt in accordance with Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act.

ALTERNATIVES

If the project is not approved, the applicant could not construct the development as proposed. The applicant could not submit substantially the same type of design for six months. If the project were approved, the applicant would need to apply for a subdivision map to enable the units to be sold as townhomes.

CONCLUSION

The revised project addresses the issues raised by staff and, with the exception of the minor modification, satisfies all code requirements. Therefore, staff is recommending approval of the project.

- Attachments: 1. Draft Planning Commission Resolution
 2. Exhibit "A" - Draft Findings
 3. Exhibit "B" - Draft Conditions of Approval
 4. Applicant's Project Description and Justification
 6. Location Map
 ---7. Plans/Photos

DESCRIPTION/JUSTIFICATION

Application #: PA-03-42

Environmental Determination: EXEMPT

Address: 2013-2029 Anaheim Avenue

1. Fully describe your request:

(see attachment)

2. Justification

A. For a Conditional Use Permit or Minor Conditional Use Permit: Describe how the proposed use is substantially compatible with uses permitted in the same general area and how the proposed use would not be materially detrimental to other properties in the same area.

B. For a Variance or Administrative Adjustment: Describe the property's special circumstances, including size, shape, topography, location or surroundings that deprive the property of privileges enjoyed by other properties in the vicinity under the identical zoning classification due to strict application of the Zoning Code.

(see attachment)

3. This project is: (check where appropriate)

☐ In a flood zone.☐ Subject to future street widening.☐ In the Redevelopment Area.☐ In a Specific Plan Area.

4. I have reviewed the HAZARDOUS WASTE AND SUBSTANCES SITES LIST published by the office of Planning and Research and reproduced on the rear of this page and have determined that the project:

☒ Is not included in the publication indicated above.☐ Is included in the publication indicated above.

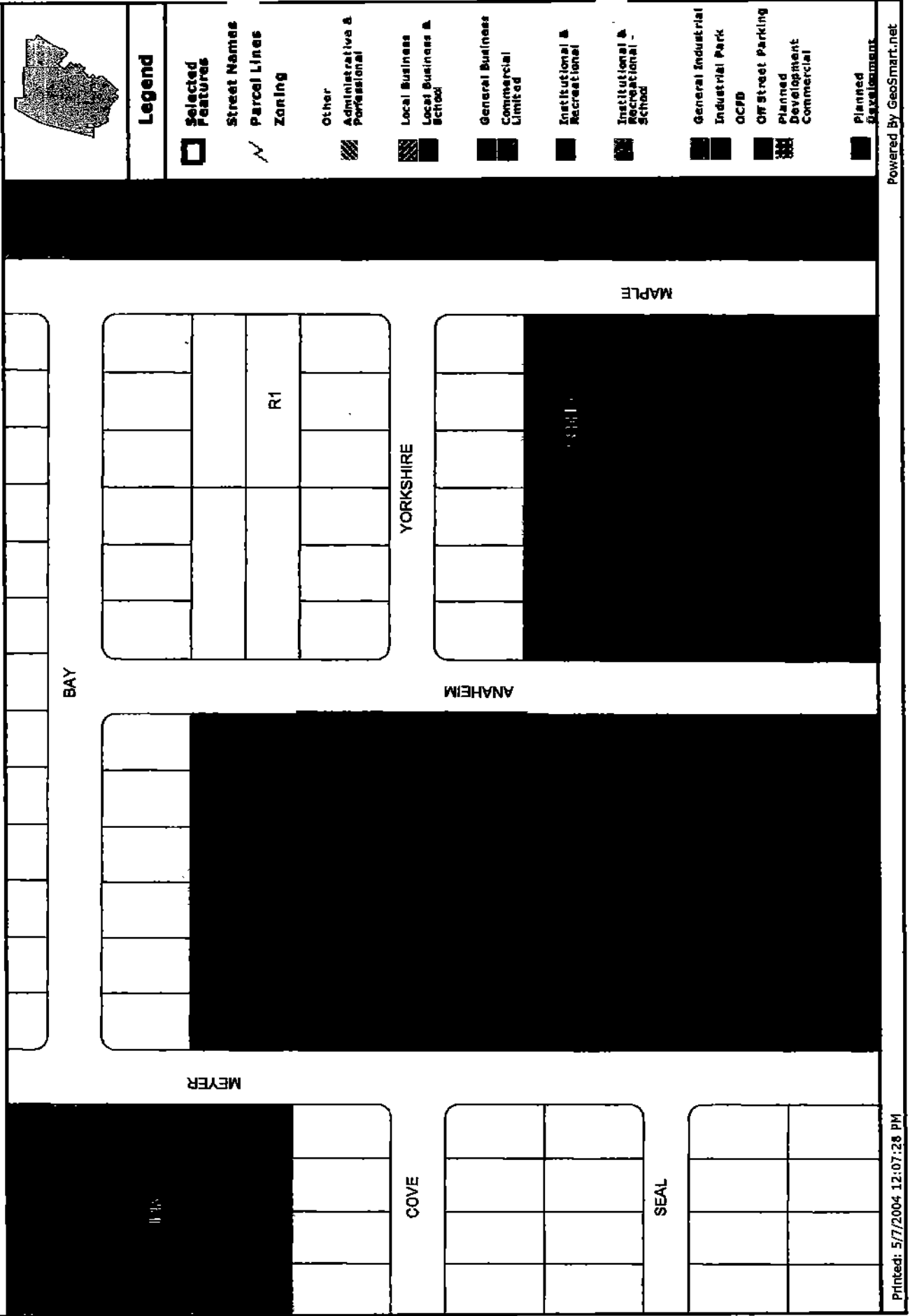
Signature

18

Date

ZONING/LOCATION MAP

PA-03-42



2013-2029 ANAHEIM AVE.

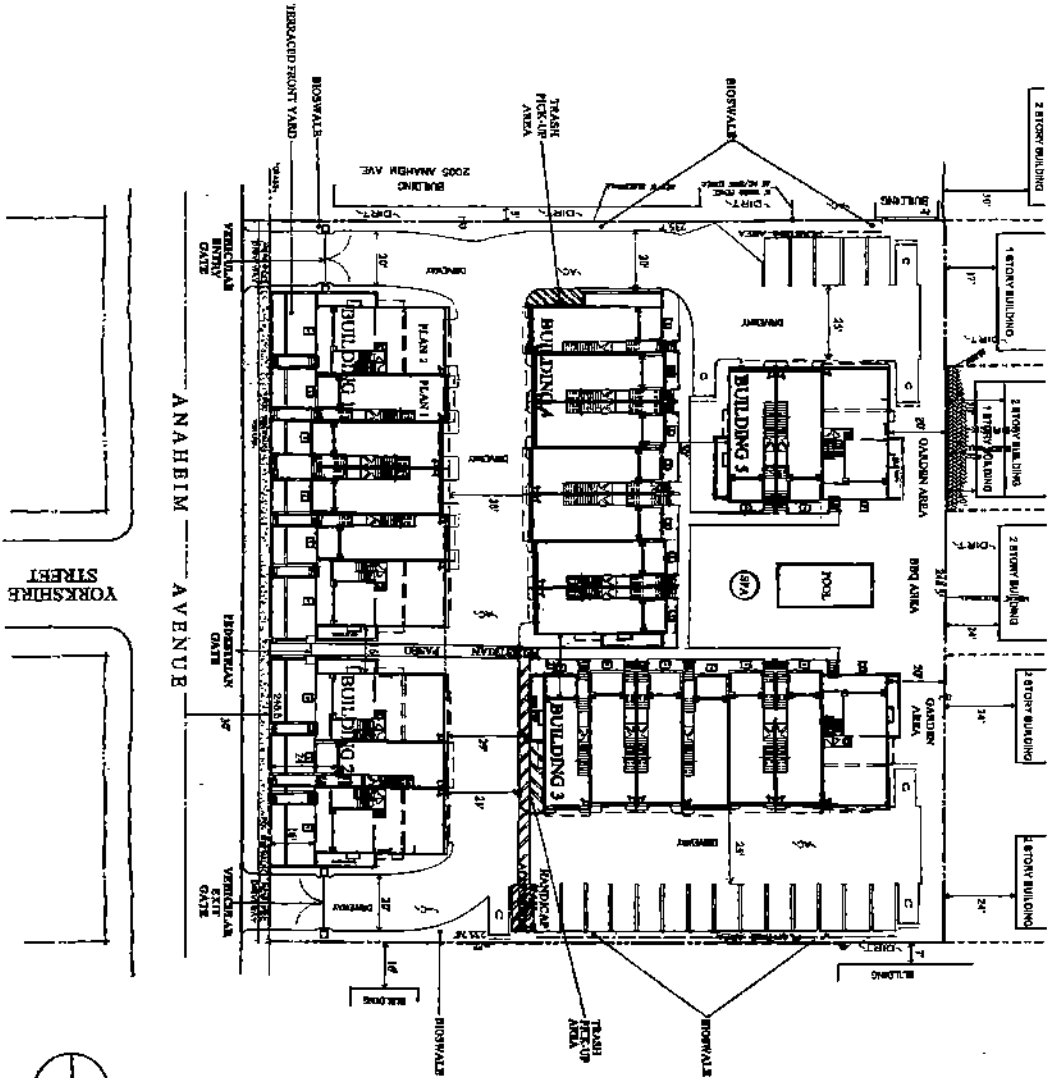


Legend

Street Names
Parcel Lines
Ortho
Photography

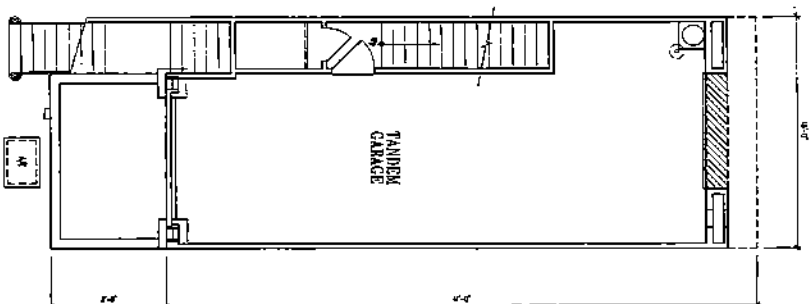
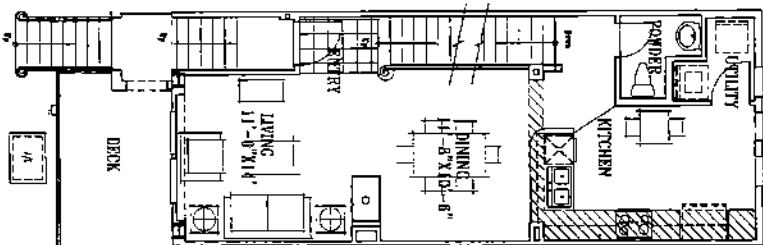
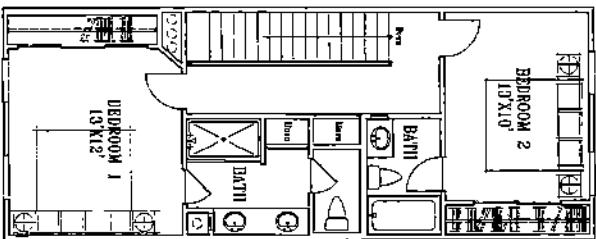
Beachside Townhomes

Conceptual Site Plan



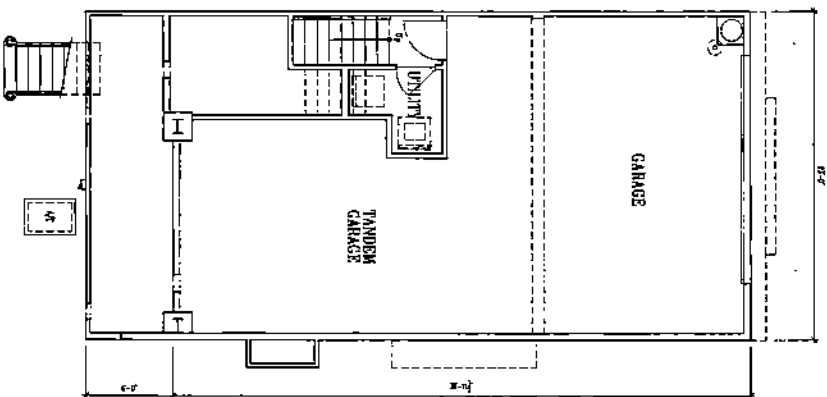
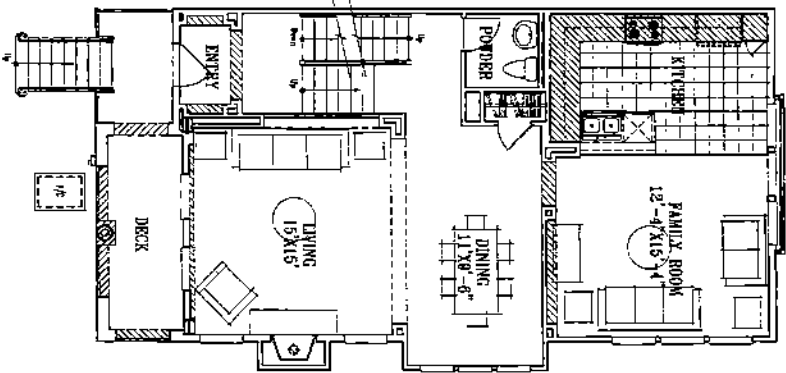
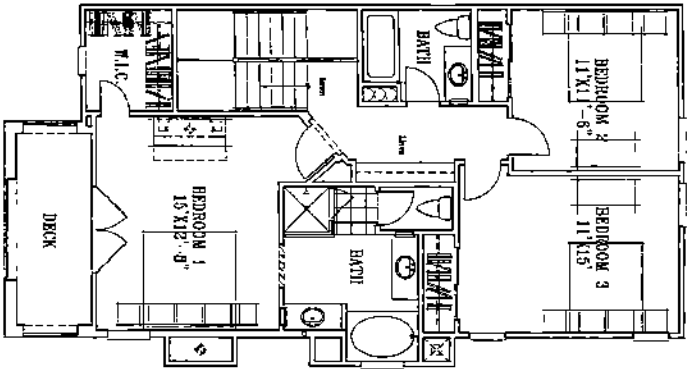
UNIT COUNT: 35 Dwelling Units NET AREA: 148 Acres (approximate) ZONE: R1 0.20 (118) Density: 20 D.U./Acre (20 D.U./Acre)									
PRODUCT MIX									
TYPE	SEVEN	8	10	12	14	16	18	20	22
1	22.5%	20	1250	10	37	14	14	14	14
2	20.5%	0	1020	0	23	40	24	14	14
PLANNING STATISTICS									
Building	General	Open	Open	Open	Open	Open	Open	Open	Open
20 BLDG. 1 (10 D.U.)	10	10	10	10	10	10	10	10	10
40 BLDG. 2 (10 D.U.)	10	10	10	10	10	10	10	10	10
40 BLDG. 3 (10 D.U.)	10	10	10	10	10	10	10	10	10
40 BLDG. 4 (10 D.U.)	10	10	10	10	10	10	10	10	10
40 BLDG. 5 (10 D.U.)	10	10	10	10	10	10	10	10	10
OPEN SPACE (60% Required)									
Building Coverage	18.5%	18.5%	18.5%	18.5%	18.5%	18.5%	18.5%	18.5%	18.5%
Driveway & Parking	11.7%	11.7%	11.7%	11.7%	11.7%	11.7%	11.7%	11.7%	11.7%
Private Yard	1.9%	1.9%	1.9%	1.9%	1.9%	1.9%	1.9%	1.9%	1.9%
Additional Landscaping Area	21.5%	21.5%	21.5%	21.5%	21.5%	21.5%	21.5%	21.5%	21.5%
Total	61.6%	61.6%	61.6%	61.6%	61.6%	61.6%	61.6%	61.6%	61.6%

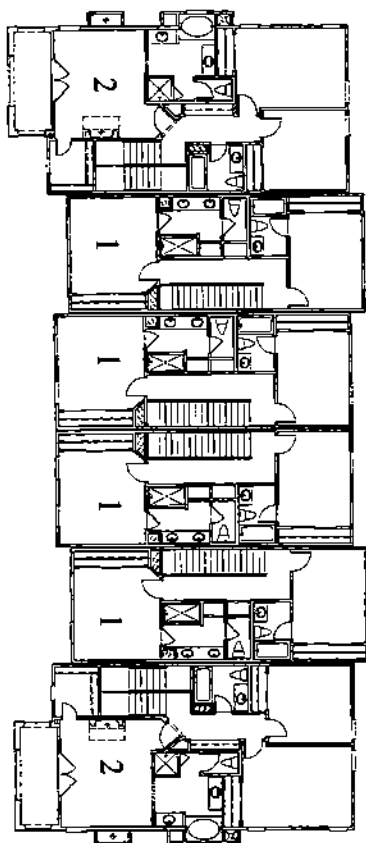




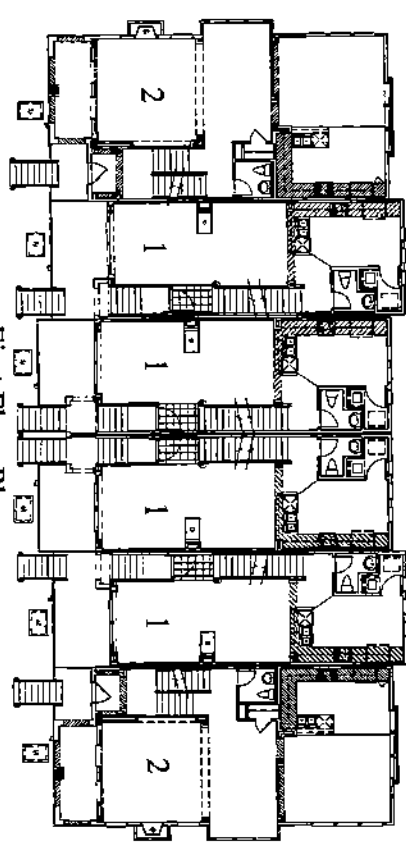
BEACHSIDE TOWNHOMES 24

Townhouse Plan 2 - 1954 sf

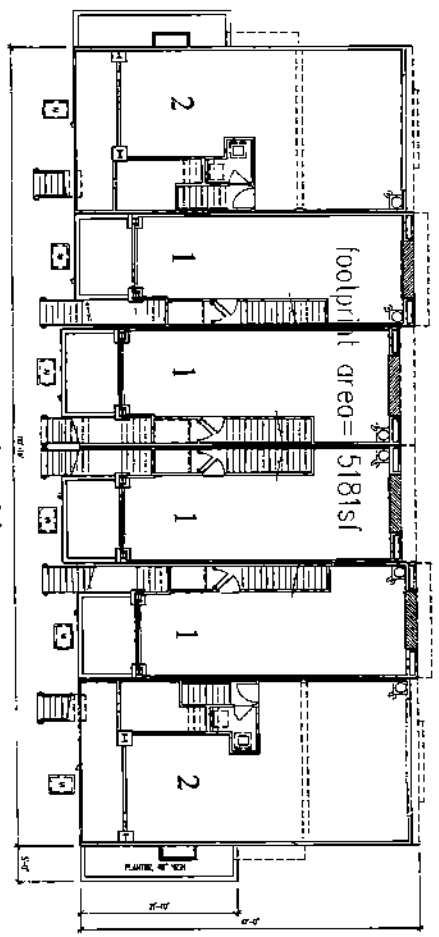




Second Floor Plan



Second Floor Plan



Garage Floor Plan

BEACHSIDE TOWNHOMES 25

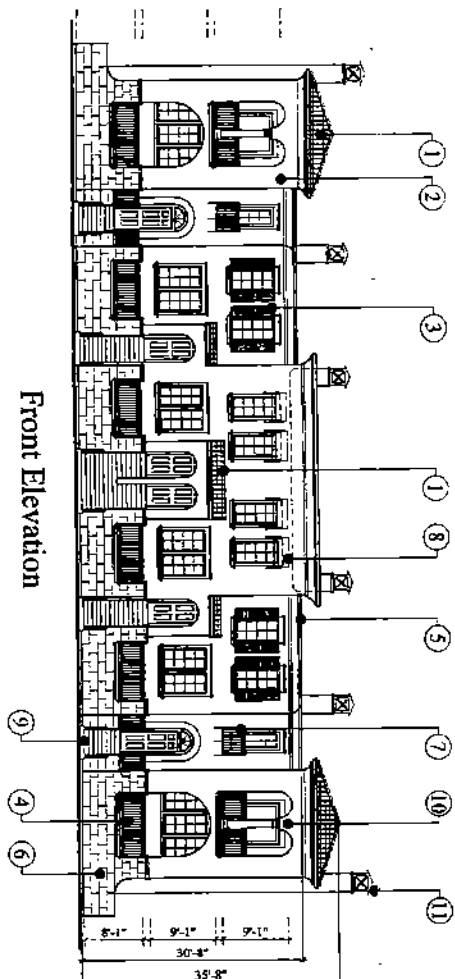
AJCO Realty
 Anaheim Avenue Costa Mesa, California

Building Type 1

Scale: 1/8" = 1'-0"

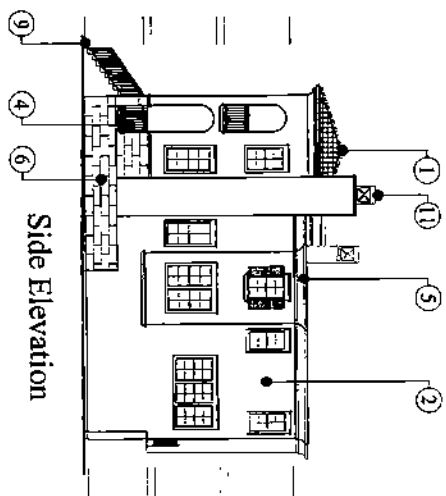
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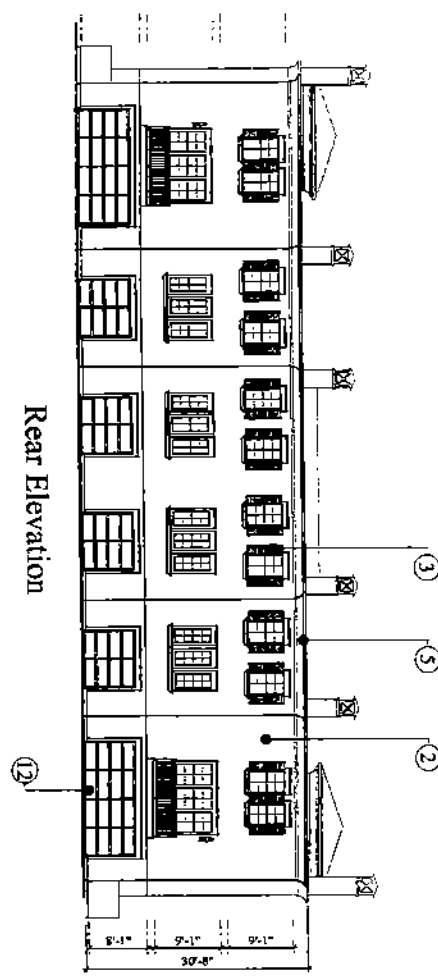


Front Elevation

- GENERAL MATERIALS**
1. CONCRETE 15' TILT ROOFING
 2. STUCCO WALL FINISH
 3. PAINTED SHUTTERS
 4. METAL ROOFING
 5. METAL ROOFING
 6. METAL CONTROL JOINTS IN STUCCO
 7. PERSONALITY WALL WINDOW
 8. FABRIC APPLIQUE WALL ROOF
 9. METAL 1/2" DIA. CONCRETE STAKE
 10. METAL 1/2" DIA. CONCRETE STAKE
 11. PAINTED METAL CHIMNEY CAP
 12. PAINTED METAL SECTIONAL GARAGE DOOR



Side Elevation



Rear Elevation

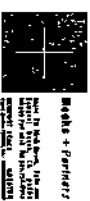
BEACHSIDE TOWNHOMES 36

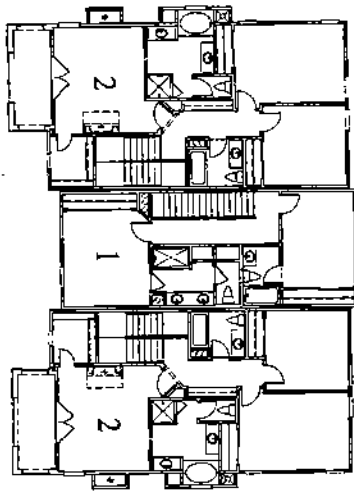
ABCO Realty
Auburn Avenue Costa Mesa, California

Building Type 1

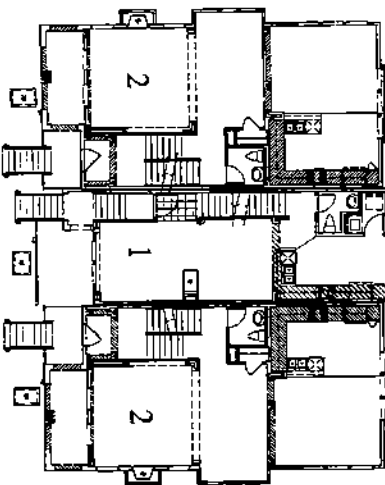
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30.6m 8/28/03

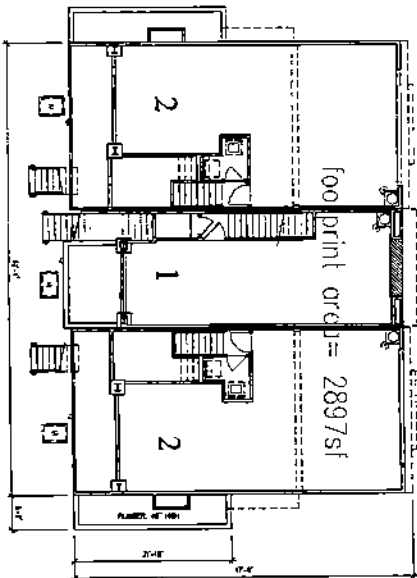




Second Floor Plan



First Floor Plan



Garage Floor Plan

Building Type 2

BEACHSIDE TOWNHOMES 27

ABCO Realty

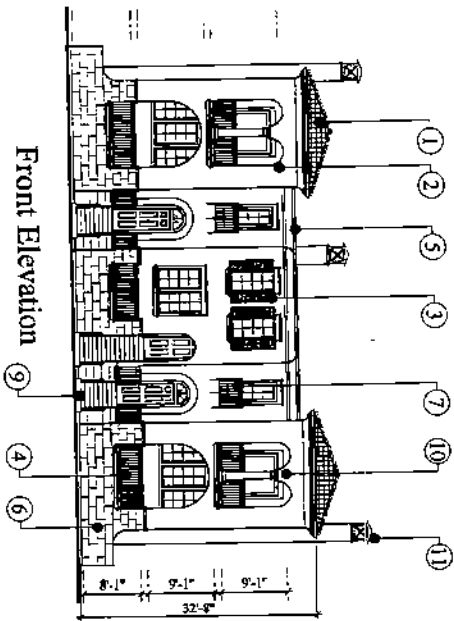
Anaheim Avenue Costa Mesa, California

Scale: 1/8" = 1'-0"

3016m

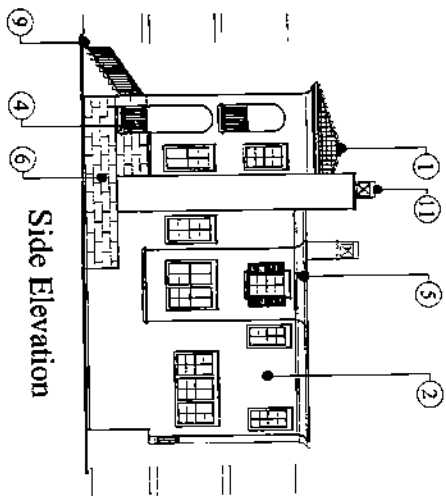
8/28/03



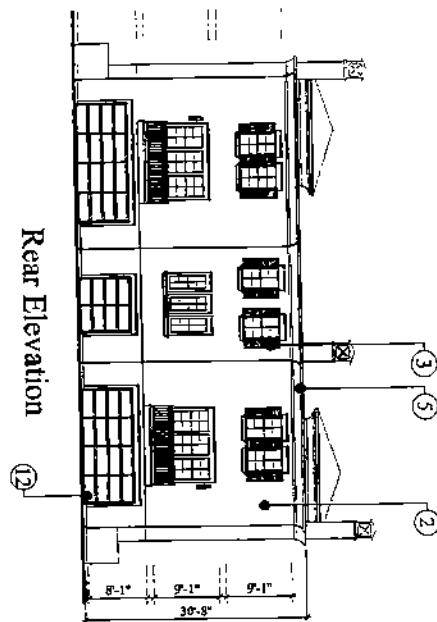


Front Elevation

- TYPICAL MATERIALS**
1. CONCRETE, 5" TILE ROOFING
 2. STUCCO WALL FINISH
 3. PAINTED SHUTTERS
 4. PAINTED SHUTTERS
 5. STUCCO OVER POLYMER
 6. METAL CORNICE, JOINTS IN STUCCO
 7. DECORATIVE W/L AT WINDOW
 8. FABRIC, ACRYLIC ON W/L, MOSS
 9. METAL CORNICE, JOINTS IN STUCCO
 10. PAINTED METAL CORNICE CAP
 11. PAINTED METAL CORNICE CAP
 12. PAINTED METAL CORNICE CAP



Side Elevation



Rear Elevation

BEACHSIDE TOWNHOMES 28

ABCO Realty Anaheim, Avenue Costa Mesa, California

Building Type 2

Scale: 1/8" = 1'-0"

3016m 8/28/03

